# 28K SF Retail / Event/ Showroom / WH



Presented By: Harry Norman Realtors Commercial Division

3418 Dogwood Dr, Hapeville, GA 30354



3418 Dogwood Dr, Hapeville, GA 30354

#### **Property Details**

#### Price: \$3,800,000

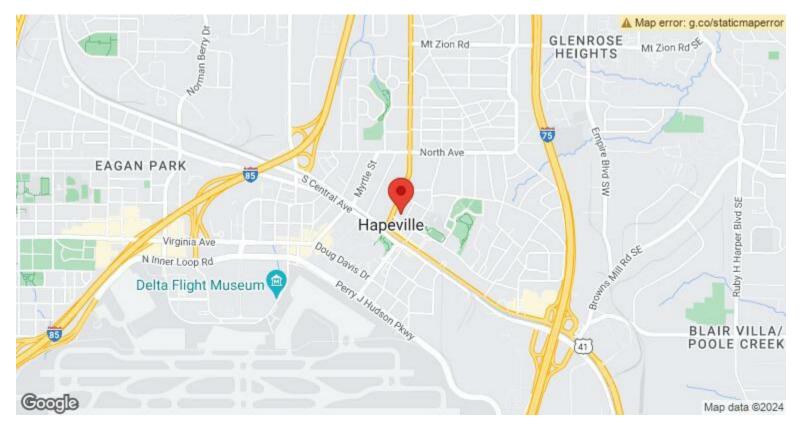
- 28,458 SF of Retail Showroom and Warehouse Space on 1.8 acres in the Heart of Hapeville.
- Ideal for Film Studio, Production Space, Retail, Bar/Brewery and Restaurant, Event Center.
- Urban Village Zoning in the Business-friendly City of Hapeville.
- 1 mile from Atlanta's Hartsfield Jackson International Airport and 8 miles South of Downtown Atlanta.
- Over \$1.5M in F&F, lighting, kitchen, A/V equipment, including an LED wall originally valued at \$2M.
- Full Commercial Kitchen and Separate Cafe' Kitchen Providing Bar and Table Seating.

View the full listing here: <u>https://www.loopnet.com/Listing/3418-Dogwood-Dr-Hapeville-GA/30872207/</u>

Price:	\$3,800,000
Property Type:	Retail
Property Subtype:	Freestanding
Building Class:	В
Sale Type:	Investment or Owner User
Lot Size:	1.75 AC
Gross Leasable Area:	21,708 SF
Sale Conditions:	Redevelopment Project
No. Stories:	1
Year Built:	1965
Tenancy:	Multiple
Parking Ratio:	3.96/1,000 SF
Zoning Description:	U-V
APN / Parcel ID:	14-0098-0018-026-9
Walk Score ®:	84 (Very Walkable)

3418 Dogwood Dr, Hapeville, GA 30354

#### Location



3418 Dogwood Dr, Hapeville, GA 30354

#### **Property Photos**

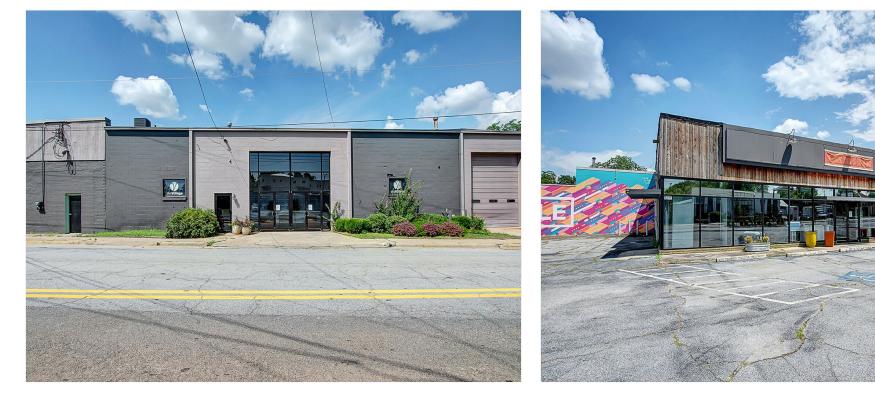


Event Entry

Event Entry

3418 Dogwood Dr, Hapeville, GA 30354

### Property Photos



Event Entry

Front Entry

3418 Dogwood Dr, Hapeville, GA 30354

#### Property Photos





Front Entry & Parking

Aerial Photo

3418 Dogwood Dr, Hapeville, GA 30354

#### Property Photos



Dogwood Parcel Map

Dogwood Parcel Map - Micro View

3418 Dogwood Dr, Hapeville, GA 30354

#### Property Photos



Office/Retail

Legendary Ford Hall - Dining Setup

3418 Dogwood Dr, Hapeville, GA 30354

#### Property Photos

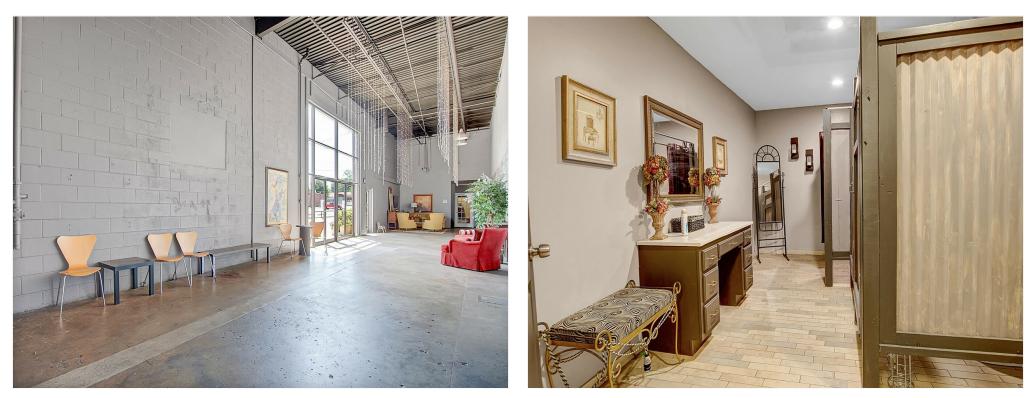


Event Space

Office/Retail

3418 Dogwood Dr, Hapeville, GA 30354

### Property Photos



Office/Retail

Restrooms

3418 Dogwood Dr, Hapeville, GA 30354

#### **Property Photos**



Office/Retail

Office/Retail

3418 Dogwood Dr, Hapeville, GA 30354

#### Property Photos



Estelle Rd Warehouse

Estelle Rd Warehouse Interior

3418 Dogwood Dr, Hapeville, GA 30354

#### Property Photos



Hapeville Street Fronts

Hapeville Street Fronts

3418 Dogwood Dr, Hapeville, GA 30354

#### **Property Photos**



Hapeville Street Fronts

Hapeville Street Fronts

3418 Dogwood Dr, Hapeville, GA 30354

Unique showroom and warehouse space in downtown Hapeville. Zoned U-V Urban Village with many potential uses including film studio and production, retail and design showroom, bar/brewery and restaurant, event and entertainment center, theatre and religious facility, professional services agencies, schools and institutional, group home and adult day care, and many other creative uses. Less than a mile from Atlanta's Hartsfield Jackson Airport and 8 miles South of Downtown Atlanta, this complex of buildings offers unlimited potential for adaptive reuse and future redevelopment.



**Gary Mills** <u>gary.mills@harrynorman.com</u> O (770) 977-9500 M (404) 229-9998

Harry Norman Commercial 4651 Olde Towne Pkwy Atlanta, GA 30068

